

AN ORDINANCE ESTABLISHING ECONOMIC  
DEVELOPMENT TARGET AREAS WITHIN THE  
CITY OF FORT WAYNE

WHEREAS, it is the current policy of the Common Council of the City of Fort Wayne to limit retail and commercial tax abatements to an economic development target area defined in Special Ordinance No. S-81-85, said area which is confined to downtown Fort Wayne and which is attached as Exhibit A; and

WHEREAS, the development of new or rehabilitated commercial retail properties in areas outside the previously designated economic development target area, especially in low and moderate income areas of the city, is beneficial to the community by making more efficient use of existing infrastructure and preventing the spread of blight; and

WHEREAS, the City of Fort Wayne has established an Economic Development Commission pursuant to I.C. 36-7-12-1 et. seq. and said Commission has been continuously in existence since 1972; and

WHEREAS, pursuant to I.C. 6-1.1-12.1-7, the City of Fort Wayne, on the favorable recommendation of its Economic Development Commission may designate by ordinance a specific geographic territory, not to exceed fifteen percent of the total geographic territory, as an economic development target area; and

WHEREAS, the Fort Wayne Economic Development Commission has studied the geographic areas within the City of Fort Wayne and has made a favorable recommendation to this Common Council by Resolution, which Resolution is attached hereto, and said Resolution recommends to this Common Council that the areas designated in said Resolution be designated as additional economic development target areas; and

WHEREAS, the total area designated as economic development target areas, even with the addition of new areas, will be less than fifteen percent of the total geographic territory;

NOW, THEREFORE, be it ordained by the Common Council of the City of Fort Wayne, Indiana that:

SECTION 1: The Common Council of the City of Fort Wayne finds that the Fort Wayne Economic Development Commission has studied the geographic areas within the City of Fort Wayne and has determined that the area described on the attached map, which map is made a part hereof as Exhibit B, qualifies for economic development target area designation as defined by I.C. 6-1.1-12.1-7.

SECTION 2: The Common Council further finds that development in the area referred to has been hindered by development in outlying areas of the community and that it is important to the general welfare of the citizens of the city to have a viable central city area and that additional retail growth and development in said area will be hindered unless tax abatements are available to companies seeking to locate or expand within the area.

FOUR STAR BOND  
SOUTHWORTH CO. U.S.A.



SECTION 3: The Common Council of the City of Fort Wayne hereby designates as economic development target areas the following areas within the city limits of the City of Fort Wayne:

All areas within the designated area on the attached map, which map is made a part hereof. The areas more specifically described as follows:

West Main Street:

All properties fronting West Main Street from the east right-of-way line of Leesburg Road to the western edge of Roosevelt Park.

Taylor Street:

All properties fronting Taylor Street from the east right-of-way line of Thompson Avenue to the west right-of-way line of Fairfield Avenue.

Fairfield Avenue:

All properties fronting Fairfield Avenue from the south right-of-way line of the Norfolk and Western Rail line down to the north right-of-way line of Pontiac Street.

Rudisill Boulevard:

All properties fronting Rudisill Boulevard from the west right-of-way line of Avondale Drive to the east right-of-way line of Calhoun Street.

Broadway:

All properties fronting the west side of Broadway from the north right-of-way line of Park Avenue up to the south right-of-way line of Swinney Avenue, and all properties on the east side of Broadway from the south right-of-way line of Parkview Avenue to the north right-of-way line of Savilla Avenue.

Oxford Street:

All properties fronting Oxford Street from the west right-of-way line of Anthony to the east right-of-way line of Lafayette Street.

Pontiac:

All properties fronting Pontiac Street from the west right-of-way line of Anthony Boulevard to the east right-of-way line of Calhoun.

Calhoun Street:

All properties fronting Calhoun Street from the south right-of-way line of the Norfolk and Western railway.

South Anthony:

All properties fronting South Anthony from the south right-of-way line of McKinnie to the north right-of-way line of Tillman Road.

Wells Street:

All properties fronting Wells Street on the West side from the south right-of-way line of Puttman Street down to the north right-of-way line of Commerce Drive and all properties fronting the East side of Wells Street from the south right-of-way of Puttman Street to the north right-of-way of the Pen Central Railroad.

The Common Council further finds that additional areas of the City of Fort Wayne may qualify as economic development target areas and that further designations of areas as economic development target areas shall be made on a case by case basis.



1           SECTION 4: The standard deduction after receiving an  
2 "Economic Revitalization Area" designation from the Common  
3 Council, for commercial, service, and retail improvements in the  
4 economic development target areas defined in Exhibit B will be six  
5 years. Ten year deductions, after receiving an "Economic  
6 Revitalization Area" designation from the Common Council, will be  
7 given if the property owner requesting the deduction makes an  
8 application to participate in the city's Neighborhood Commercial  
9 Program and if said property owner meets one of the following  
10 requirements:

11           A. The area in which the deduction is granted is within  
12 the boundary of an established merchant's association; or

13           B. The area in which the deduction is granted is within  
14 the boundary of an Economic Improvement District.

15           SECTION 5: Massage parlors, billboards, and retail liquor  
16 outlets are not eligible to receive a deduction under the terms of  
17 this ordinance.

18           SECTION 6: This Ordinance shall be in full force and effect  
19 from and after its passage and signing by the Mayor.

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Councilmember

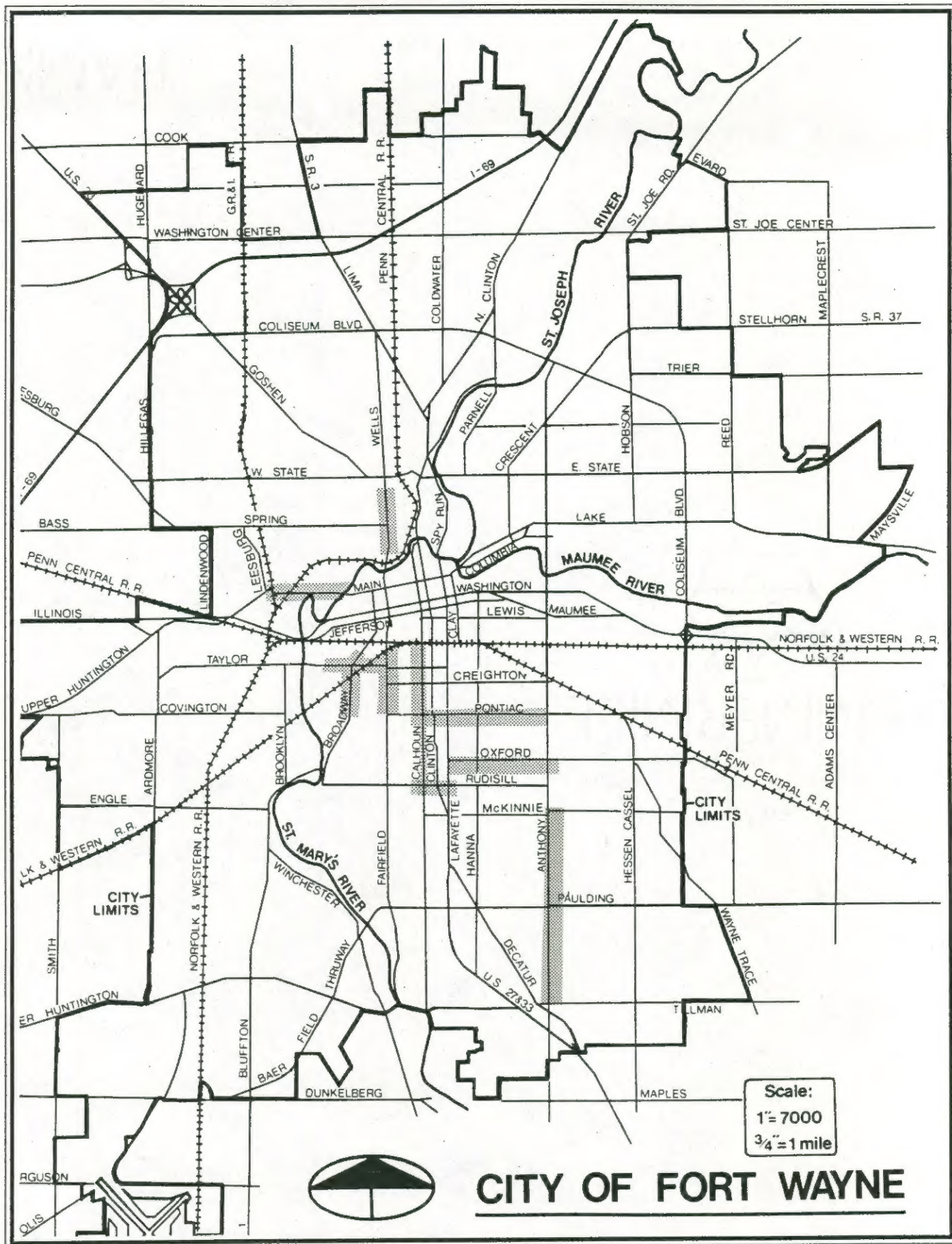
APPROVED AS TO FORM AND  
LEGALITY

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J. Timothy McCauley, City Attorney

FOUR STAR BOND  
SOUTHWORTH CO. U.S.A.  
25% COTTON FIBER





**Exhibit B**



Read the first time in full and on motion by Quinn, seconded by Quinn, and duly adopted, read the second time title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.

DATED: 8-27-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Schmidt, and duly adopted, placed on its passage. PASSED Best by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 9-10-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. S-226-91 on the 10th day of September, 1991,

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of September, 1991, at the hour of 4:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of September, 1991, at the hour of 12:15 o'clock P. M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR



ORDINANCE S-\_\_\_\_\_

AN ORDINANCE ESTABLISHING ECONOMIC  
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Pontiac:

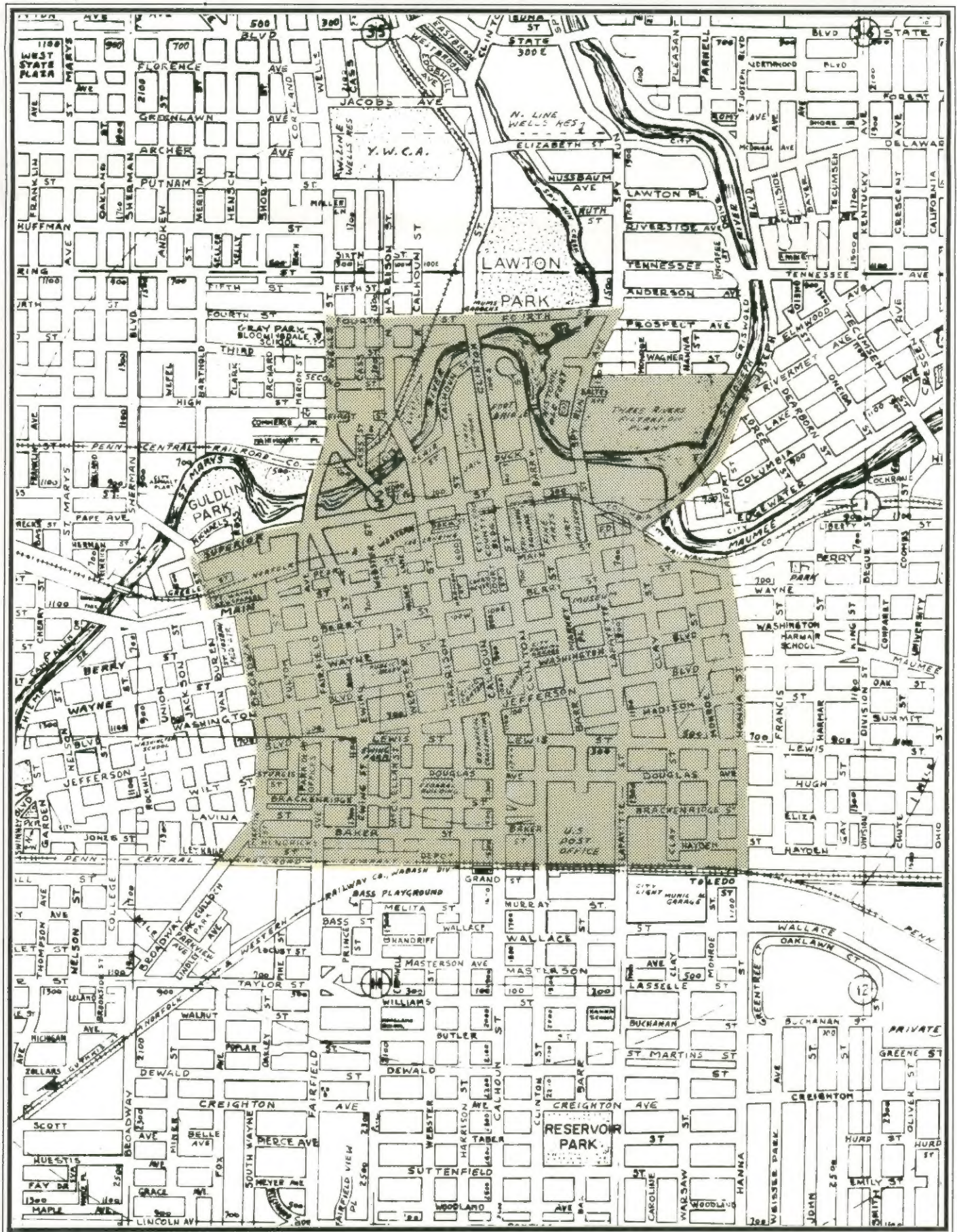
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Calhoun Street:

All properties fronting Calhoun Street from the south right-of-way line of the Norfolk and Western railway.

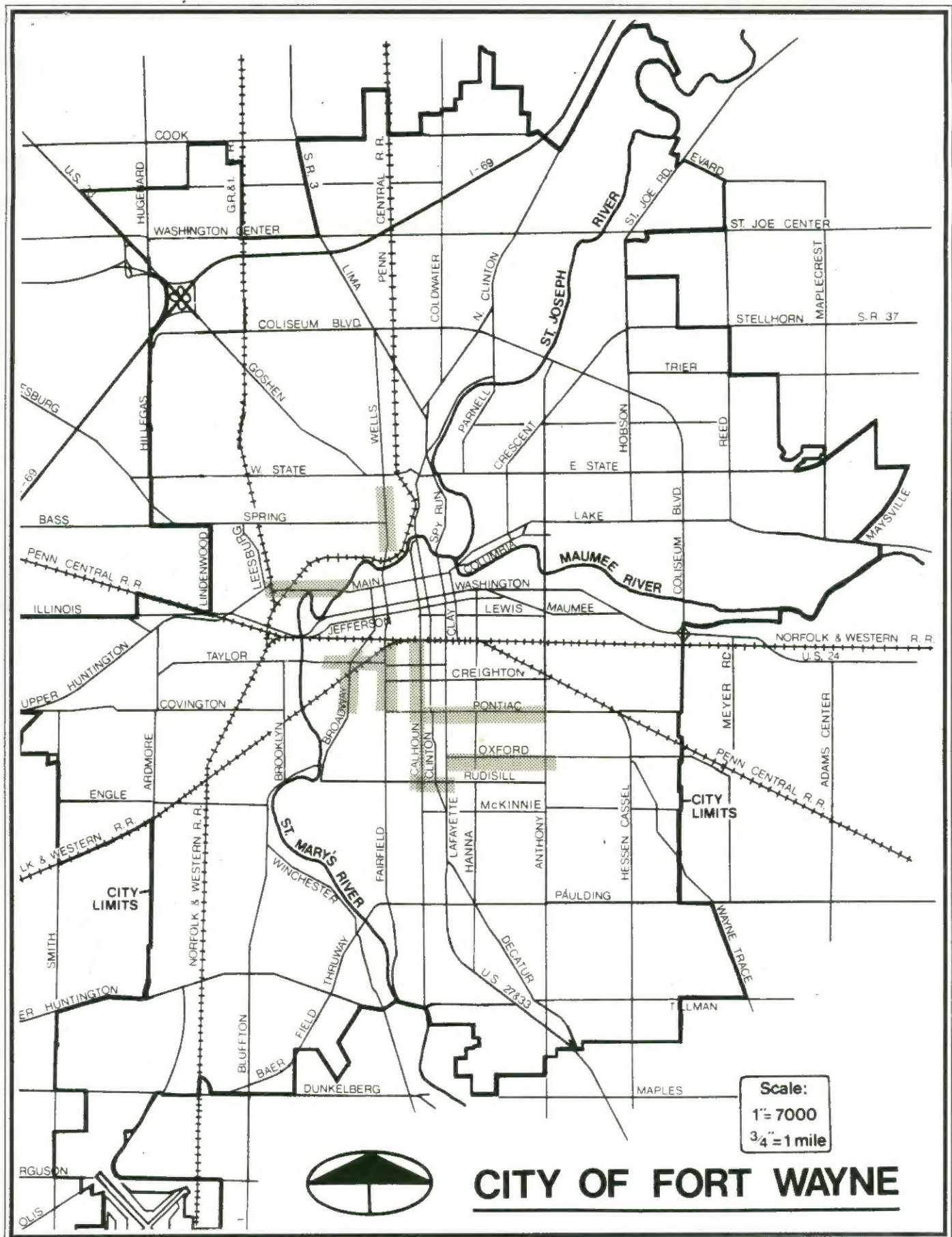
The Common Council further finds that additional areas of the City of Fort Wayne may qualify as economic development target areas and that further designations of areas as economic development target areas shall be made on a case by case basis.





**Exhibit A**





**Exhibit B**



1           SECTION 4: The standard deduction after receiving an  
2 "Economic Revitalization Area" designation from the Common  
3 Council, for commercial, service, and retail improvements in the  
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5 years. Ten year deductions, after receiving an "Economic  
6 Revitalization Area" designation from the Common Council, will be  
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8 application to participate in the city's Neighborhood Commercial  
9 Program and if said property owner meets one of the following  
10 requirements:

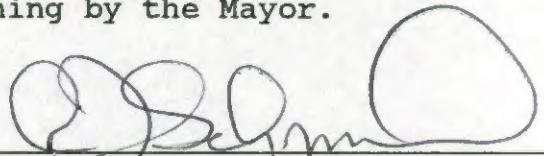
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Council member

APPROVED AS TO FORM AND  
LEGALITY

  
J. Timothy McCauley, City Attorney





## MEMORANDUM

TO: City Council Members

FROM: Elizabeth Neu, Director of Economic Development *EN*

DATE: August 20, 1991

RE: August 27, 1991 City Council Agenda *S-91-08-26*

Attached is an ordinance which would modify the Common Council's current policies for granting tax abatements. The guidelines we currently use in the Economic Development Department to make a determination on the validity and duration of an abatement request are summarized below:

### ELIGIBLE AREAS AND LENGTHS OF ABATEMENT (EXISTING POLICY)

Type of Business	Downtown	Enterprise Zone	Industrial Land	Industrial Land*
Manufacturing & Warehousing	0 yrs	10 yrs	10 yrs	6 yrs
Commercial & Service	10 yrs	6 yrs	3 yrs	0 yrs
Multi-Family Housing	10 yrs	10 yrs	0 yrs	0 yrs
Retail	6 yrs	0 yrs	0 yrs	0 yrs

\* Requiring public improvements. When a project requires public improvements, such as extending water and sewer lines, it will not be eligible for a ten year abatement.

In response to the recommendations in the ULI Study to encourage retail revitalization in specific neighborhoods, the attached ordinance will designate Economic Development Target Areas in the low and moderate income areas in central Fort Wayne. By making the designation, commercial and retail properties in these areas will be eligible for tax abatements. Under the existing policy, commercial and retail abatements can only be granted in an Economic Development Target Areas which encompasses the downtown district.



The purpose of the change is to encourage commercial and retail investment in central Fort Wayne, thereby helping to improve areas which are in need of assistance. This change will also enable some of the smaller business owners in Fort Wayne to take advantage of our tax abatement program.

ELIGIBLE AREAS AND LENGTHS OF ABATEMENT  
(PROPOSED POLICY)

Type of Business	Downtown	Enterprise Zone	Industrial Land	Industrial Land*	EDTA's **
Manufacturing & Warehousing	♦	10 yrs	10 yrs	6 yrs	n/a
Commercial & Service	10 yrs	6 yrs	3 yrs	0 yrs	6 yrs
Multi-Family Housing	10 yrs	10 yrs	0 yrs	0 yrs	n/a
Retail	6 yrs	0 yrs	0 yrs	0 yrs	6 yrs

\* Requiring public improvements. When a project requires public improvements, such as extending water and sewer lines, it will not be eligible for a 10 year abatement.

\*\* Projects in EDTA's which are in established Economic Improvement Districts or Merchants Association's are eligible for ten year abatements.

♦ Would be determined on a case-by-case basis.

To further encourage investment in these designated areas, the City will set aside \$100,000 in CDBG money for use in matching funds raised through Economic Improvement Districts (I.C. 36-7-22). This law enables a majority of property owners who own 75% of an area's assessed valuation to establish districts to undertake economic improvement projects. Eligible projects include: acquiring, maintaining, or constructing parking facilities, designing, landscaping or maintaining public areas; providing security for public areas; etc.

If the ordinance is adopted, commercial and retail uses will be eligible for six year tax abatement in the designated Economic Development Target Areas. To encourage even more investment in neighborhoods surrounding an area where an abatement is being considered, owners will be eligible for ten year abatements if they are part of an established Merchant's Association or if they are part of an Economic Improvement District.

I urge you to adopt this ordinance. Although it will not be a panacea for the complex problems confronting some of these areas, it is certainly a step in the right direction and will have a positive impact on encouraging and rewarding investment in central Fort Wayne.



DIGEST SHEETTITLE OF ORDINANCE Commercial & Retail Tax AbatementDEPARTMENT REQUESTING ORDINANCE Community & Economic Development

SYNOPSIS OF ORDINANCE Ordinance setting forth the City's policy for  
abating property taxes on certain commercial & retail improvements as  
allowed by the state law.

*S-91-08-26*  
*(as amended)*

EFFECT OF PASSAGE Will allow commercial & retail abatements in selected  
areas in the central city.

EFFECT OF NON-PASSAGE Commercial/retail abatements will be confined to  
downtown.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta



BILL NO. S-91-08-26 (~~as amended~~)

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) establishing Economic  
Development Target Areas within the City of Fort Wayne

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (~~RESOLUTION~~)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

~~[Signature]~~  
[Signature]

[Signature]  
[Signature]

DATED: 9-10-91.

Sandra E. Kennedy  
City Clerk